

To Let

OFFICE BUILDING

From 15.3m² (165 ft²) to 92.9m² (1,000ft²)



**3-5 WILSON PATTEN STREET,
WARRINGTON, WA1 1PG**

- Small Suites Available
- Parking to the Rear of the Property
- Dual entrance and staircase, possibility to split

Location

The property is positioned on Wilson Patten Street close to the Town Centre shopping and other amenities.

Bank Quay station, which is on the London -Glasgow line, is a short walk from the property.

Wilson Patten Street provides good access to the main A57/A49 and A50 roads, which lead to the Regional Motorway Network Junctions approximately 3 miles from the Town Centre.

Description

An adjoining pair of period, semi-detached office buildings with car park to the rear.

The interior provides individual office rooms, with a small kitchen area on each floor.

The basement provides storage and is accessed via an internal stair.

The dual entrances provide opportunity for separate occupiers.

Accommodation

Net Internal Areas are shown on page 3.

There is also Basement and Loft space available for storage on request.

Services

All mains services are available.

Rates

Each Suite will be separately assessed and tenants will be responsible for paying their rates.

Rental

The suites are available on a new internal repairing basis. The rental prices can be seen on Page 3.

Service Charge

Can be seen on the availability schedule on Page 3.

Legal Costs

The ingoing tenant will be pay £150+VAT for a licence.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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SUBJECT TO CONTRACT

EPC Score Band E - 123



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1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

Availability Schedule

Ground Floor	ft ²	Rent p.a.	Service Charge p.a.	Availability
Office 1	398			LET
Office 2	172			LET
Office 3	256			LET
Office 4	312			LET
Office 5	530			LET
First Floor				
Office 6	234			LET
Office 7	165			LET
Office 8	272			LET
Office 9	123	£1,200	£615	AVAILABLE
Office 10	264			LET
Office 11	148			LET
Second Floor				
Office 12	525	£4,000	£2,625	AVAILABLE
Office 13	165	£1,500	£825	AVAILABLE
Office 14	226	£1,750	£1,130	AVAILABLE
Office 15	615			LET

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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